

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 P.M.

AUGUST, 2016
NO MEETING

Z-2016-7 White Plains Rural Cemetery Association, 365 North Broadway, SBL 125.08-1-1. Application for new construction. A review of the submitted site plan indicates the proposed construction of a one (1) story, 1,800 square foot crematory building. The building is to be located in an existing maintenance yard located off of Cemetery Road. The premises are located in the R2-4 Zone and are legally existing non-conforming with respect to use. The proposed construction of the crematory will require a use variance.

Z-2016-13 36 Independence Street, SBL 125.72-4-22. Application for legalization and conversion. A review of drawings SK-1 through SK-3, dated April 1, 2016, prepared by LPG Architect, indicates the legalization of the second floor apartment and conversion of a one family dwelling into a two family. The property is located in the R2-4 Zone, a Residential One and Two Family Zone, and is legally existing non-conforming for a one family dwelling with respect to 'all building coverage', 'one side yard' and 'combined two side yard setbacks'. Conversion to a two family dwelling will increase the existing non-conforming dimensional properties. In addition, the conversion will create the need for four new independent variances; 'lot frontage', 'required lot area', 'F.A.R.' and 'main building coverage'. Therefore, the proposed conversion to a two family dwelling will require the following area variances.

	<u>Required</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
	<u>One Family</u>	<u>Two Family</u>			
1. All Building Coverage	30%	25%	38.8%	38.8%	13.8%
2. Main Building Coverage	25%	22%	25%	25%	3%
3. Floor Area Ratio	0.60	0.55	0.60	0.60	0.05
4. Lot Area	5,000 s.f.	8,000 s.f.	5,000s.f.	5,000s.f.	3,000 s.f.
5. Lot Frontage	50'	75'	50'	50'	25'
6. One Side Yard Setback	7'	12'	5'	5'	7'
7. Combined Two Side Yards	18'	25'	15'	15'	10'

Z-2016-14 Mr. & Mrs. Gomez, 21 Washington Avenue, SBL 125.73-5-16. Application for a third story addition. A review of drawings A-100 to A-600 with a received date of May 11, 2016, prepared by David Mooney, R.A. indicates a proposed third story expansion. The existing building is a two and half story multi family dwelling located in the RM-1.5 Zone. The existing property is legally existing non-conforming with respect to lot frontage, front yard setback, one side yard and combined two side yard setbacks. The proposed construction will increase the non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	10'-0"	7.33'	7.33'	2.67'
2. Combined Two Side Yards	25'-0"	19.96'	19.96'	5.04'
3. Front Yard	25'-0"	18.63'	24.75'	0.25'

Z-2016-15 Mr. & Mrs. Kostek, 16 Miles Avenue, SBL 131.17-8-19. Application for renovations and addition. A review of the architectural drawings dated May 19, 2016, prepared by the MSC Group, indicates the construction of a one(1) story rear yard addition. The property is located in the R1-7.5 Zone and is legally non-conforming with respect to lot area, one side yard and rear yard setbacks. The proposed addition will increase the rear yard non-conformity and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard	30'-0"	10.8'	9'-11"	20'-1"

Z-2016-16 Ms. Rachel Aranoff, 50 Midchester Avenue, SBL 130.20-11-1. Application for an addition and alteration. A review of drawing CS-1.0 dated June 10, 2016, prepared by Keller/Eaton Architects, indicates a proposed rear yard addition. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one side yard and rear yard setbacks. The proposed addition will increase the rear yard non-conformity and require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard	30'-0"	24.4'	21.6'	8.4'

Z-2016-17 Mr. Stuart Bertram, 36 Hubbard Drive, SBL 138.10-9-8. Application for an addition. A review of drawings A-1 to A-3 dated May 5, 2016, prepared by John Iannacito Architect, indicates a proposed second story over existing and a two (2) story rear yard addition. The property is located in the R1-7.5 Zone and is legally existing non-conforming with respect to lot frontage and side yard setbacks. The proposed additions will increase the non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard (East)	12'-0"	5'-0"	5'-0"	7'-0"
2. Combined Two Side Yards	25'-0"	11.7'	11.7'	13.3'

Z-2016-18 1 Holland LLC, 1 Holland Avenue, SBL 125.07-1-1. Application for a catwalk level addition. A review of amended plans received May 19, 2016, prepared by Orpheus Associates, indicates the addition of a third floor catwalk system to access storage units. This level increases the gross floor area of the building. The additional floor area results in the proposed floor area ratio (F.A.R.) exceeding the permitted limit for a mini-storage facility per Section 4.4.28 in the LI Zone. Therefore, the applicant is requesting the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. F.A.R.	2.2	1.962	2.515	0.315

Z-2016-19 Mr. Gentian Gjinaj, 457 Mamaroneck Avenue, SBL 131.29-4-8.1 Application for an addition. A review of drawings 1 through 6 with latest date of March 15, 2016, prepared by Gismondi Architects, indicates a proposed two (2) story addition to the existing service station. The premises are located in the BR-1 Zone where a motor vehicle service station is a special permit per Section 5.1, Use Regulations of the White Plains Zoning Ordinance. The approving agency for such special permit is the Board of Appeals in accordance with Section 6.2. The proposed addition to the service station will require an amendment to the Special Permit.

NEW APPLICATIONS NO APPEARANCE

Z-2016-20 BSA Associates, 82 Bank Street, SBL 130.26-2-1. Application for change of tenancy. A review of architectural drawings 1 through 5 dated May 12, 2016, prepared by DSB Plus Architects, indicates interior alterations to an existing space for a new tenant. The property is located in the RM-1.5T Zone. The commercial tenant space is located on the ground floor of a multi-family dwelling and was legally existing non-conforming. The proposed laundromat use is not a permitted use in this Zone. However, Section 4.3.5 of the Zoning Ordinance permits the change to other non-conforming use upon approval of the Board of Appeals. Therefore, the applicant seeks approval from the Board for the purpose of establishing a retail laundry use in this ground floor space.

Z-2016-21 Mr. Kevin Hyatt, 65 Havilands Lane, SBL 131.11-10-2. Application for a new deck construction. A review of sketch 1 and 2 dated June 5, 2016, prepared by John Annunziata, P.E., indicates the proposed construction of a rear yard deck. The property is located in the R1-7.5 Zone and is legally existing non-conforming with respect to lot area, lot frontage, one side yard and combined side yard setbacks. The proposed rear yard deck will increase the non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	12'-0"	7.85'	7.90'	4.10'
2. Combined Two Side Yard Setback	25'-0"	5.75'	15.75'	9.25'

Z-2016-22 Mr. Eugene Ruzza, 30 Rose Street, SBL 138.06-23-6. Application for an addition. A review of drawings A-1 to A-3 dated July 7, 2016, prepared by John Iannacito Architect, indicates the proposed construction of a one story rear yard addition to enclose an existing hot tub. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to main building coverage, one side and combined two side yard setbacks. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	18%	21.4%	22.9%	4.9%
2. Accessory Structure Distance to Main Structure	20'-0"	-	17'-6"	2'-6"

Z-2016-23 Ms. Mila Ercole, 1 Herbert Aenue, SBL 130.12-15-34. Application for an addition. A review of drawing A1 to A15 with survey and cover sheet, received March 23, 2016, indicates the proposed construction of a two (2) story rear yard addition. The premises are located in the R1-5 Zone and are legally existing non-conforming with respect to front yard, one side and combined two side yard setbacks and accessory side yard setback. There is no increase of these non-conformities but the addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Floor Area Ratio (F.A.R.)	0.55	0.53	0.63	0.08

Z-2016-24 Mr. William Sinistore, 304 Battle Avenue, SBL 125.79-3-4. Application for a detached garage. A review of sketch SK-1 dated May 3, 2016, prepared by Lisa Piper Gilbert Architect, indicates the construction of a two (2) car detached garage in the rear yard. The property is located in the RM-2.5 Zone and the dwelling is legally non-conforming with respect to front yard and one side yard setback. The proposed detached garage will require the following area variance

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure Side Lot Line Setback	12'-0"	-	0'-0"	12'-0"
2. Accessory Structure Rear Lot Line Setback	12'-0"	-	5'-0"	7'-0"
3. Accessory Building Coverage	10%	-	11.4%	1.4%
